



Common Council Meeting Minutes
Tuesday, November 16, 2021, at 6:30 p.m.
Chilton City Hall – Council Chambers – Lower Level
42 School St., Chilton, WI 53014

Pursuant to Section 19.84(2) and (3) of the Wisconsin State Statutes, notice is hereby given to the public, to the Tri-County News, the official newspaper of Chilton, and to those news media who have filed a written request for this notice that a meeting of the above-referenced was held at the date, time and location listed above.

This meeting was conducted both in the Council Chambers at City Hall and via remote conferencing due to a State of Emergency and federal, state, and local guidance on gatherings. Members of the public may join meeting through a Zoom link or call +1 312 626 6799 US (Chicago), Meeting ID: 970 4854 9352, Password: 434719.

Notice is hereby given that a majority of the Common Council of the City of Chilton, or a standing committee of that body were present at this meeting to gather information about the subject matter which they have decision making responsibility.

The above governmental body met to discuss and possibly act on the following agenda items as set forth below:

The regular meeting of the Chilton Common Council held at the Chilton City Hall was called to order at 6:30 p.m. by Mayor Tom Reinl.

ROLL CALL:

Council members Andrew Deehr, Ron Gruett, Peggy Loose, Joe Schoenborn, Kathy Schmitzer, Jeff Moehn, Jon Kragh and Robbie Seipel were present at roll call.

Other city officials present were Mayor Tom Reinl, City Administrator David DeTroye, Police Chief Craig Plehn, and Attorney Derek McDermott.

Also, in attendance Rick Jaeckels, Dan DeTroye, Betty Schilling, Cambria Deehr, and Helen Schmidtkofer. Phil Cosson of Ehlers and Associates was in attendance virtually.

Those in attendance recited the Pledge of Allegiance.

AGENDA: Motion by Deehr, seconded by Schmitzer and carried by unanimous voice vote to approve the Common Council Agenda for November 16, 2021, as presented.

Phil Cosson of Ehlers and Associates was in attendance virtually and updated the council on the Sale Day Report for the bond sale for TID 6 funds. Cosson reported that the sale received 5 bids and the winning bid came from Baird with a rate of 2.01967%. Cosson went onto to discuss the health of the city financials and presented the city's financial rating from Moody's as A1. All the information given from Cosson was utilized in the bond issue on behalf of Ehlers and Associates to be used for TID 6 infrastructure improvements.

New Business:

1. Resolution # 1876 - Awarding the Sale of \$3,565,000 Taxable General Obligation Community Development Bonds, Series 2021A – Motion by Schmitzer, seconded by Deehr to approve Resolution # 1876 and wave the reading. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, Schmitzer, and Seipel all cast Aye votes. 8 – 0 motion carried.

REPORT OF OFFICERS:

CITY ADMINISTRATOR - David DeTroye –

- Municode Update – There will be a delay in the deliverable piece as more (substantial) revisions are being worked through. Hoping to be online with revisions by March 1 of 2022.

- Police and Fire Commission – Attended workshop where much of the creation information was given. Timeline would create the commission for the city starting in April/May of 2022 and would need to be comprised of 5 members of the public. Members are appointed by the mayor. Chief Plehn and I will work on the rules and bylaws prior to engaging the council or public members.
- Some changes in the business community.
 - Tim Lamers is the new owner of Chilton Trailers.
 - Kal Patel is the new owner of the Best Western.
- Working with Mary Kohrell (Calumet County) as a member of an advisory group working on business retention and advancement as Calumet County is starting their own process and is working towards formation of their own Economic Development Commission.
- Further discussion of budget amendment if needed.

New Business:

2. Public Hearing Regarding the 2022 Budget - Resolution # 1875 – Adoption of 2022 Budget and Directing a Levy – Mayor Reinl did a brief overview of the proposed budget and highlighted the mill rate of the city in relation to last year. The proposed rate reflects a reduction. Mayor Reinl called the public hearing to order at 6:45 p.m. and Administrator DeTroye read the posting. Mayor Reinl asked three times for any comments or questions of the budget. With no discussion, the public hearing was closed at 6:47 p.m. Motion by Deehr, seconded by Moehn to approve Resolution # 1875 and wave the reading. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, Schmitzer, and Seipel all cast Aye votes. 8 – 0 motion carried.

REPORT OF OFFICERS:

Mayor – Tom Reinl –

- Mayor Reinl commented that he is happy to once again see a full council and relayed well wishes to council member Schmitzer who has been out recently with illnesses.
- Mayor Reinl asked for general input on the ongoing ATV/UTV proposal. It was suggested that the topic go back to the Public Safety Committee in December for a final review prior to council for consideration.
- Mayor Reinl made mention that the city is currently in the process of a budget amendment, and that a special council meeting has been posted in the Tri County News for Tuesday November 30th, with a public hearing scheduled for 6:45 p.m. The reasoning for the amendment is for the council to take consideration of retiring more long-term debt than in the approved budget. Posting and packets for the meeting will be to council members next week before the Thanksgiving Holiday.

DIRECTOR OF PUBLIC WORKS – Chris Marx – No Report

Minutes: Motion by Gruett, seconded by Seipel to approve the minutes of the council meeting held on November 2, 2021. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, Schmitzer, and Seipel all cast Aye votes. 8 – 0 motion carried.

Operator Licenses – Chad Klika – Motion by Gruett, seconded by Deehr and approved by unanimous voice vote to approve the operator's license for Chad Klika.

Payment of Bills: Motion by Deehr, seconded by Gruett to pay all bills.

Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. Schmitzer abstained. 7 – 0 motion carried.

Audience Participation: Resident Betty Schilling made comment on how nice the VFW Veterans Day Program was this year.

New Business:

3. Ordinance # 1189 – Aldermanic Districts – Members of the council viewed the new ward map and aldermanic districts as reconfigured by the 2020 census. Attachments included populations listed by blocks. Motion by Schmitzer, seconded by Schoenborn to approve Ordinance # 1189 and wave the

reading. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, Schmitzer, and Seipel all cast Aye votes. 8 – 0 motion carried.

4. Agreement for Professional Services – McMahon Engineering – Evaluation of Well 7 electrical power anomalies – Continual power outages and dropping of phases in the electrical system has been causing the back-up generator to kick on leading to overtime from call-in alerts. WPS evaluated the service and told DPW Marx that all was in order. The problem continues to hamper the well-house. DPW Marx solicited McMahon to conduct a study on the electrical grid to look for causes of the outages and other possible anomalies. Cost of the engineering study for the electrical grid is \$2,500. Funds would come from the utility account. Motion by Schoenborn, seconded by Schmitzer to approve the \$2,500 expenditure to McMahon Engineering to evaluate well 7 power anomalies. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, Schmitzer, and Seipel all cast Aye votes. 8 – 0 motion carried.

Committee Reports: General Government – Kathy Schmitzer Chair –

1. Reimbursement Request – Hintze Enterprises LLC – 37 Robin Avenue – Permit # 19-172 – Chairperson Schmitzer informed the council that Brad Hintze wanted to petition the General Government committee for consideration of a refund for a second project (37 Robin Avenue), which is adjacent to the current which he had taken out a permit for on October 9, 2019. The city does not refund building permit fees, and he wanted to ask the committee for exception. Hintze informed the committee that it is not economically feasible for him to build the second unit and would like the refund of \$2,857.70. Hintze suggested he was told to fill out the second application and pay in advance as it would be easier to complete the paperwork as the projects were mirror images. Hintze went on to ask for a common-sense approach to solve this dilemma. Council member Deehr commented that he did not want to set a precedent of refunding building permit fees and that an extension would be a generous opportunity to complete the project in the next two years. Mayor Reinl also made comment that current fees are higher now than in the past and parkland fees are now in place if a new permit is to be issued. Motion by Deehr, seconded by Gruett and carried by unanimous voice vote to extend permit # 19-172 for Brad Hintze at 37 Robin Avenue to complete a two-story multi-family townhouse project (original plan set) for an additional two years at no additional cost.
2. Resolution # 1877 - Hillside Cemetery Fee Schedule Discussion – General price increases for Hillside Cemetery to offset rising maintenance costs. Costs were set using comparison of neighboring cemeteries. Motion by Schmitzer, seconded by Loose to approve Resolution # 1877 amending Resolutions 1700 & 1701 and wave the reading. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Schmitzer, and Seipel all cast Aye votes. Kragh abstained. 7 – 0 motion carried.
3. TID #6 & #7 Development Signage – Marshall Sign – Price quotes were received from Marshall sign of Elkhart Lake for commercial and residential development signs (3) for TID 6 and TID 7. Costs for the 4x8 signs are \$350 each. Funds for the project would come from TID accounts. Motion by Deehr, seconded by Schmitzer and carried by unanimous voice vote to approve the purchase of residential and commercial development signs from Marshall Sign for a total price of \$1,050.
5. Dairyland Subdivision – Residential Lot Sales Discussion - For resale purposes, prices need to be assigned to the lots to enable administration the ability to conduct negotiations with prospective buyers. Administrator DeTroye asked the committee to approve a price floor and ceiling and allow for a tiered approach for pricing the lots. DeTroye recommended a floor of \$20,000 and a ceiling of \$24,000 with tiering in place for purchases of multiple lots and that prices would be allowed to be negotiated with the common council. Council member Kragh asked why the prices should be capped. Mayor Reinl addressed the value of the low price lots as sales of these lots would create assessment dollars for the TID districts and that the low prices could be recovered over time within the TID districts. Motion by Schmitzer, seconded by Schoenborn to set prices of lots in Dairyland Estates with a ceiling of \$24,000 per lot and a floor of \$20,000 per lot with a tiered approach if developers wish to purchase multiple lots. It is noted that all lot prices can be negotiated with the common council. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, Schmitzer, and Seipel all cast Aye votes. 8 – 0 motion carried.

Communication:

1. Library Board meeting agenda and minutes were distributed.
2. Chilton Housing Authority meeting agenda and minutes were distributed.

Adjournment: Motion by Loose, seconded by Schmitzer to adjourn at 7:08 pm.
Unanimous voice vote and carried to approve.

Meeting Minutes Prepared by:
David DeTroye
City Administrator/Clerk/Treasurer